

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

15-46

Marion

MRN.F

MRN.100

Town/City: Marion

Place: (*neighborhood or village*): Marion Village

Address: 26 Pleasant Street

Historic Name: Henry W. Berry House

Uses: Present: Residential

Original: Residential

Date of Construction: Ca. 1855

Source: Map and deed research

Style/Form: Greek Revival Cottage

Architect/Builder: Unknown

Exterior Material:

Foundation: Stone

Wall/Trim: Wood clapboard / Wood

Roof: Asphalt shingle

Outbuildings/Secondary Structures:

None

Major Alterations (*with dates*):

Garage addition (after 2006)

Dormers and entrance surround (after 1998)

Condition: Excellent

Moved: no yes **Date:**

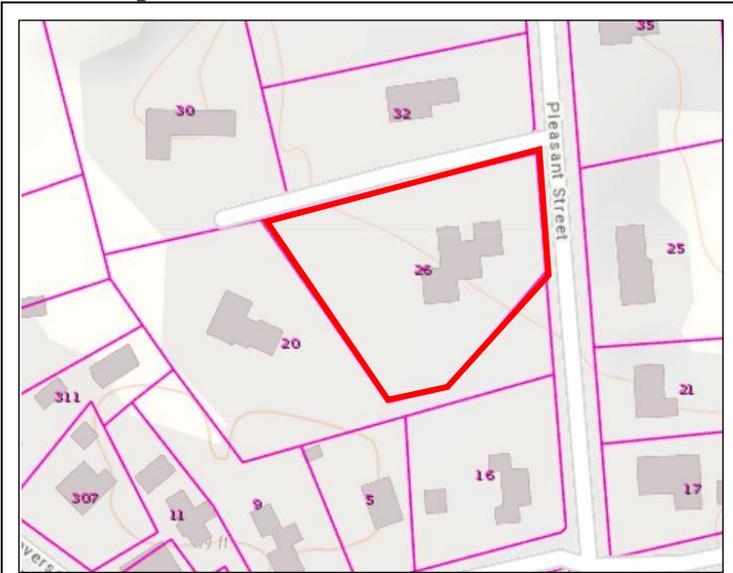
Acreage: 0.86

Setting: Diverse residential neighborhood developed in the mid-19th – early 20th centuries. Housing stock represents a range of styles including Cape, Federal, Greek Revival, Queen Anne, Craftsman and Colonial Revival. Surrounded mostly by moderately-sized, wood-frame, single-family houses on small to medium-sized lots.

Photograph



Locus Map



Recorded by: Lynn Smiledge

Organization: Marion Historical Commission

Date (*month / year*): March 2022

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Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

26 Pleasant Street occupies a polygonal lot on the west side of Pleasant Street. The house is sited on a gentle rise in the eastern half of the parcel and faces east. The property is maintained chiefly in lawn with mature trees clustered along the northern and western boundaries. The main block is surrounded by low foundation plantings at various heights. The property is bounded by a drystone wall with granite caps and posts along Pleasant Street, a rustic drystone wall along the northern lot line, and a post-and-rail wooden fence along the southern lot line. A paved driveway enters the property from Pleasant Street at the southeastern property line and terminates at the attached garage at the southwest corner of the house.

This wood-frame house comprises a one-and-one-half-story, five-bay-by-two-bay, side-gabled main block with three dependencies. The main block was constructed ca. 1855 in the Greek Revival Cottage style, a mid-19th century form that combines the façade of a knee-wall full Cape with a shallow plan and Greek Revival detailing. The main block retains many of its original character-defining features. A one-and-one-half-story, three-by-two-bay, side-gabled wing is set back one bay from the façade (east elevation) at the southwest corner of the main block; this southwest wing is seen in the footprint of the house on the 1903 map. A front-gabled, two-car garage is set back from the southwest corner of the wing and a one-story, flat-roofed screened porch extends from the north elevation of the wing. The house rests on a high stone foundation. The walls are clad in wood clapboards that replaced the wood shingles described in the 1998 MHC Area Form F. The roof is surfaced with asphalt shingles. A brick chimney is centered on the roof ridge of the east-west gable connecting the main block and the southwest wing. A gable-wall chimney rises from grade along the south elevation of the southwest wing.

Trim elements at the main block include corner pilasters, a deep boxed cornice, eave returns, and a two-part, molded frieze board at the façade (east elevation). The windows at the main block and southwest wing are double-hung, six-over-six sash with flat surrounds and lipped lintels. The centered entry at the façade contains a modern glass-and-panel wood door with a narrow, flat surround and a deep entablature with scroll brackets at the cornice. The entablature replaced a gabled portico seen in the photograph of the house on the 1998 MHC Area Form F. The photograph also appears to show a transom over the door in the space now occupied by the entablature. The door fronts a small porch, four-step wooden stair, and a gravel walking leading east to a break in the stone wall at Pleasant Street. Two gabled dormers with closed rake boards and six-over-six windows occupy the east roof slope; the gabled dormers are connected by a shed-roofed dormer that contains three fixed six-light sash.

Trim at the southwest wing includes a boxed cornice, eave returns, and a deep frieze board at the façade. It has a single gabled wall dormer with a closed rake board at the center bay. Entries at the façade and south elevation seen in the photograph of the house on the 1998 MHC Area Form F are no longer extant.

The one-and-one-half-story attached garage has shed dormers at the east and west roof slopes and an open porch along the east elevation. The windows and trim match those at the rest of the house. The garage openings at the south elevation are segmentally arched and contain two-leaf, vertical board doors.

26 Pleasant Street is an example of the Greek Revival Cottage style, a mid-19th century form that combines the façade of a one-and-one-half-story, knee-wall full Cape with a shallow, one-or-two-bay-deep plan and Greek Revival detailing. A "high post" or "knee wall" Cape is a common 19th-century form in which the stud wall extends past the first floor to create additional space on the second floor. The full Cape (five bays with center entry) was one of the later iterations of the architectural style, which originated on Cape Cod around 1690 and saw continued use through the mid-19th century. Defining characteristics of the Cape style illustrated in this house include the full Cape configuration, side-gabled roof, and center chimney. The deep two-part frieze boards, corner pilasters, six-over-six window configuration and entry entablature are character-defining features of the Greek Revival style (1825–1860). The shed dormers and scroll brackets at the entry reflect later 19th century styles.

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HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The town of Marion was established in 1852 when it broke off from the town of Rochester. The Village of Marion, the commercial and residential center of the town, is set on the western shore of Sippican Harbor. The town has historically consisted of a northern portion, often referred to as the Old Landing, and a southern portion, known once as Wharf Village but more commonly referred to today as The Village or Marion Village. This house is located in the southwestern section of Marion Village centered on Converse Road (originally called Nye Street and later known as Pleasant Street or Charles Neck Road) which runs southward toward Charles Neck Point, the southernmost point of the peninsula defining the western side of Sippican Harbor. The area is named for Captain George Bonum Nye (1750-1831), the sea captain who was one of the pioneers in the salt making industry in Marion and who owned a house and surrounding land at 266 Converse Road (ca.1780, George B. Nye House, MRN.82).

This part of Marion was sparsely settled with a few scattered farms until the mid-19th century, when the advent of regular rail service helped shift the town's economy from traditional maritime businesses to tourism. Wealthy individuals were attracted to Marion and began to build large summer residences along the waterfront. The construction and maintenance of these properties sparked demand for a variety of service industries and trades, particularly carpentry, along with the need for housing for this new class of workers. As landowners in this area saw a new use for their properties and former farms were subdivided into house lots, this part of Marion soon became a densely settled residential quarter. Comparison of the 1879 map with the 1903 map shows how quickly this transition occurred. In a little more than two decades, large tracts of open land had become filled with streets lined with new houses. The majority of residences are relatively modest one-and-one-half to two-story frame houses dating from the early 19th to the early 20th centuries and representing a range of styles including Cape, Federal, Greek Revival, Queen Anne, Craftsman and Colonial Revival.

This house appears on the 1855 map with L. Berry shown as owner. It is not shown on the 1879 map but appears on the 1903 map with J.B. Blankinship as owner. The first recorded conveyance found for this property was the sale of a parcel of land by Ebenezer Holmes to Leonard Berry in 1852. Ebenezer Holmes (1783-1869) was one of the leaders in Marion's salt making industry and the owner of a large tract of land in the southern part of the town. The conveyance of the property to Leonard Berry in 1852 for \$60.50 does not make mention of any buildings. After purchasing this parcel Leonard Berry (1792-1860) and his wife Rebecca Gray Berry (1796-1872) immediately conveyed the property to their son, Henry Winslow Berry (b.1823). Originally from Yarmouth, both Leonard Berry and his son were seamen as noted in the 1855 census. The 1860 census records Henry living in Philadelphia and occupied as a mariner. By 1870 he was living in Olympia, Washington and by 1873, when he sold this property, he had finally settled in San Francisco. The 1898 voter registration of that city listed him as a master mariner. Henry Berry was married to Judith B. Berry (1820-1902), who was born in New Hampshire. It is probable that Henry's parents, Leonard and Rebecca Berry, lived in this house owned by their son until their deaths in 1860 and 1872.

In 1873 the property was purchased by the guardian of Adela F. Babcock and her husband Harlow Babcock. In 1879, the couple mortgaged the property to Cordelia M. Briggs. The Babcocks defaulted on the mortgage and it was foreclosed and sold at auction by Cordelia Briggs to Isaac Hathaway. Hathaway sold it two years later to John B. Blankinship. John Bates Blankinship (b.1860) was a great-great grandson of Captain George Bonum Nye and part of the large Blankinship family. Censuses from 1900 to 1930 reported his occupation as teamster or chauffeur at a private estate. He was married to Jennie Louise (nee Savory) Blankinship (b. 1872). The Blankinships already owned a house they had purchased in 1895 at 10 Pleasant Street (ca.1835, Robert Bennett-Jennie Blankinship House, MRN 98).

In 1924 John and Jennie Blankinship sold the property to Merton and Ethel Packard of Pittsburgh, Pennsylvania. Merton Foster Packard (1884-1957) was born in Brockton, the son of Charles Foster Packard (1855-1912) and Elizabeth Blankinship (1854-1951). Elizabeth Blankinship was the daughter of Ichabod Nye Blankinship and Abby Church Tabor. Charles Packard was a blacksmith who lived on Pleasant Street in Marion according to the 1880 and 1900 censuses. The couple's son Merton Packard graduated from Tufts College and worked as an engineer for the Westinghouse Corporation in Pittsburgh. In 1917 he was married to Ethel Florence Chadwick (1880-1978) of Wareham. Merton and Ethel lived in Upper Montclair, New Jersey and this house was their summer residence. While it has not been confirmed, it is possible that this house was Merton Packard's boyhood home; the 1890 census noted that his father was renting a house on Pleasant Street. As mentioned above, John and

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Jennie Blankinship owned another house on Pleasant Street at the time, so it is possible that they rented this property to Charles and Elizabeth Packard. The property remained in the Packard family until 2002. It was purchased by the current owners in 2012.

Deed Research

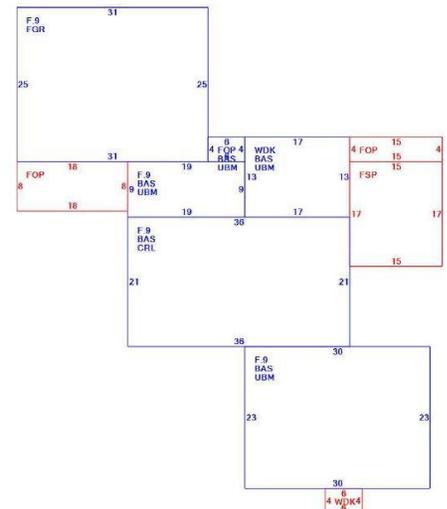
Date	Book-Page	Grantor	Grantee
07-02-2012	41597-0176	Jonathan B. & Katherine E. West	Russell A. & Stacey A. Frates
07-31-2002	22563-51,52,53	Karin E. Packard et al.	Jonathan B. & Katherine E. West
	Probate	Estates of Merton F. Packard et al.	Karin e. Packard et al.
08-30-1924	1469-227	John B. 2 nd & Jennie L. Blankinship	Merton F. Packard
10-23-1882	486-296	Isaac N. & Abby Hathaway	John B. Blankinship, 2 nd
04-08-1880	458-254 (FCLR)	Cordelia M. Briggs	Isaac N. Hathaway
03-04-1879	452-253 (MTG)	Adela F. & Harlow P. Babcock	Cordelia M. Briggs
04-13-1873	396-213	Henry W. & Judith B. Berry	Adela F. & Harlow Babcock
04-26-1852	246-130	Leonard & Rebecca Berry	Henry W. Berry
04-17-1852	246-131	Ebenezer & Catherine Holmes	Leonard Berry

BIBLIOGRAPHY and/or REFERENCES

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- Map of the Town of Marion, Plymouth County, Massachusetts* 1855 H.F. Walling
- McMaster, Virginia Savage. *A Field Guide to American Houses*, New York: Alfred A. Knopf, 2019.
- Olive Hill Sommers, *Three Centuries of Marion Houses*. Marion, 1972.
- Plymouth County Registry of Deeds
- Rosbe, Judith. *Marion*. Charleston, SC: Arcadia Publishing, 2000.
- Rosbe, Judith. *Marion in the Golden Age*. Charleston, SC: The History Press, 2009.
- Smith, Pete (ed.). *A Picture Postcard History of Marion, Massachusetts*. New Bedford, MA: Spinner Publications, 2008.
- Sippican Historical Society: online database.
- "Merton Foster Packard," *The Standard-Times*, New Bedford, January 30, 1957.



South and east elevations.



Assessor's card plan

National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
- Contributing to a potential historic district Potential historic district

Criteria: A B C D

Criteria Considerations: A B C D E F G

Statement of Significance by Lynn Smiledge

The criteria that are checked in the above sections must be justified here.

This house is recommended as a contributing element in a potential National Register Historic District for the Nye Area of Marion Village. The George Bonum Nye Area (MRN.F) is recommended as eligible for listing as a National Register District at the local level under Criterion A for Social History and Criterion C for Architecture. The area is named for Captain George Bonum Nye (1750-1831), a sea captain who was one of the pioneers in the salt making industry in Marion and who owned a farm house and a large tract of land on the west side of Converse Road (formerly Nye Street). The Nye and Blankenship families, the two largest landowners in the area in the 19th century, are well represented among the property owners here for more than a century.

The area is built up around George Bonum Nye's homestead at 266 Converse Road (ca. 1780, George Bonum Nye House, MRN.85) in the southwestern part of Marion Village. It runs north-south along Converse Road between Evergreen Cemetery and Lewis Street and includes the large triangle containing Clark Street and bordered by the cemetery to the north, Pleasant Street to the east, and Converse Road to the west. The potential district's boundaries are those defined in the 1998 survey for the George Bonum Nye Area (MRN.F), to which several properties on Clark Street, Converse Road, and Pleasant Street have been added.

Under Criterion A, the area is recommended as eligible at the local level for its association with the rapid residential development of the southwestern part of Marion Village in response to the need for housing for a new class of workers. In the late 19th through the early 20th centuries the town became a popular seaside resort for affluent city dwellers who began building large summer residences along the waterfront. The construction and maintenance of these grand properties sparked demand for a variety of skilled trades and service industries along with the need for housing for this new class of workers. This area became the home for many of these tradespeople seeking modest, comfortable single-family residences.

Under Criterion C, the area is recommended as eligible at the local level in the area of Architecture for its nearly intact collection of houses that provides a sense of the evolution of architectural styles from the mid-19th through the early 20th centuries. A densely-settled quarter, the Nye Area contains mostly modestly-scaled, one-and-one half to two-story wood-frame

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dwellings on small to moderate-sized lots in the Greek Revival, Queen Anne, Craftsman, and Colonial Revival styles. Along with several high-style examples of these styles, the area also includes a handful of earlier dwellings in the Cape and Federal styles that pre-date the building boom that began in the second half of the 19th century.

The majority of the resources here retain substantial integrity of location, setting, materials, workmanship, design, feeling, and association. The district would likely meet criteria A and C at the local level, with areas of significance in social history and architecture.